
Sent: 7/04/2025 7:16:49 PM
Subject: Application No. DA2025/0266 > Development Objection

Northern Beaches Council,

We are writing to you in regard to the development at Lot A DP 395600, 116 Nareen Parade, North Narrabeen, **DA Number: DA2025/0266.**

We are not against a development plan to happen on this site, our primary concerns are the considerations given to:

1. Wildlife
2. No through-road built on Eungai caldersack
3. The number (9) of lots proposed, significant amount for the size of land and current infrastructure/services available.

We have reviewed the plans and documents provided have put together the following summary of our concerns:

- **High risk:** Potential large scale negative impact to the local environment and wildlife. This area is a wildlife corridor for species that are threatened. The Natural Environment Referral Response - Biodiversity - is written in a reactive response manner rather than proactive protection. Has an assessment been conducted to measure the population size of threatened wildlife that will be impacted? Do you have information on the total range that these species are distributed? To what degree will this new development impact the threatened species in the future? What protection plans have been put in place to support the threatened species? These proposed works are likely to have a significant impact on the vulnerable species we have here (e.g. the long nosed bandicoot, ring tail possums, bush-tail possums, tree frogs, tree snakes, kookaburras, Australian King Parrots, just to name a few!), and there is a real possibility that it will lead to: a long term decrease in the population, reduce the area of occupancy for the population, adversely affect the habitat critical to the survival of these species, disrupt the breeding cycle of these species, modify, destroy or remove the the availability or quality of the natural habitat to the extent that the species population is likely to decline.
- **Environmental concerns during demolition:** Out of the 14 tree sites (or 11, the documentation plans differ) that are proposed to be removed with the proposed works, can the council and environmental leaders confirm that no wildlife will be impacted in their removal? There are threatened species inhabited in the area, protected by Australian Law.
- **Asbestos Management:** What is the removal plan for the significant structural disturbance, specialised equipment, or detailed demolition expertise were excluded from the inspection report? (table 6, page 21). We are concerned about the air-borne nature of the disposure of this material as well as waterway leakage. How will the community be advised of the specific timings/dates that this aspect of the demolition is being done?
- **Vibration control and monitoring:** The site is at the base of a natural amphitheatre of sandstone cliffs, with evidence of loose rock and a history of significant rock falls (as recent as 2024). Can the council please confirm that suitable restrictions will be placed on the size of demolition plant equipment to be employed for the proposed works, and monitoring of devices installed at appropriate locations to ensure vibration from the

works does not negatively impact the neighbouring properties or the stability of the surrounding cliffs?

- **Slippage:** Due to the removal of the building and trees on the site the possibility for landslides is increased. As seen in recent years, increased cases of slippage have occurred so can the council please confirm how the land will be retained and surface water / run off etc. be managed?
- **Contractor compound and parking:** On street parking is an ever increasing issue in the streets surrounding the site, with many streets reduced to one way traffic in places due to the volume of parked vehicles. can the Council please confirm that contractor parking will be limited to the confines of the site, and detail how this will be enforced.
- **Traffic:** Given the nature of the adjoining road network, condition of the current roads and known congestion locations at the nearest access point to Pittwater Road, is it appropriate the TGS only extends for 100m either side of the site? Has consideration been given to limiting the size of trucks permitted for the works? Suggest that anything larger than a Bogie Tipper would be inappropriate for the corner intersection of Nareen Parade and Mirrool Street or Rickard Road - Anana Road intersection Will restrictions be placed on the allowable route which trucks can use? For example, Gondola Road access point to Pittwater road would be inappropriate for multiple large vehicle movements. What is the penalty plan that's in place for the trucks/contractor traffic for breaching safety plans that are established? Can the council please provide a traffic impact statement?
- **Through-roads:** I cannot see in the plans any through-road to adjoin Nareen & Eungai Place. Can the council please confirm that there are no proposed plans for a through-way road to be developed?
- **Safety:** There are no public footpaths in place on any of the adjoining streets from Eungai Place. With the additional heavy traffic use, for construction it elevates the risk for safety hazards and accidents to occur. What plans does the Council have to ensure public safety when walking on streets?
- **Working Time:** Demo work should be kept to Monday - Friday, reasonable working hours.
- **Acoustic / Noise Report:** With the additional proposed housing the noise will increase around the neighbourhood. This is likely to impact the environment and residents. What plans are in place to minimise this during the construction and post construction, 9 lots of property will increase noise in a basin amphitheatre location, this could be significant.
- **Public Transport:** With this proposed development the community population will increase - are there any plans for public transport to be increased to account for that? There are currently very limited bus options to Pittwater road.

We don't believe that the documentation submitted with this DA has undergone sufficient review and due diligence has not been completed thus far.

We look forward to a response on these concerns we have outlined.

Kind Regards,
Stephen and Shannon

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